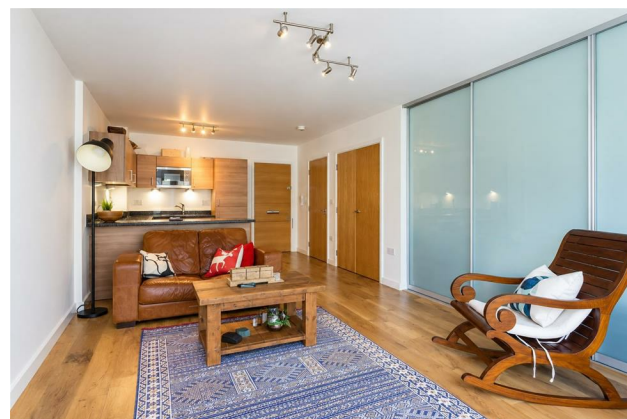




Park Lodge Avenue, West Drayton, UB7 9DG

- Manhattan style one bedroom apartment with sliding screens
- Approximately 470 square feet of well planned accommodation
- Residents benefit from concierge and private gym
- Generous open plan living and contemporary fitted kitchen
- Popular Park West development with landscaped grounds
- Convenient for West Drayton Elizabeth Line station

Guide Price £195,000

Description

A well proportioned Manhattan style apartment within the popular Park West development, offering a cleverly arranged interior with a separate sleeping area, generous open plan living space and contemporary finish.

The apartment is situated within Kensington House and provides approximately 470 sq ft of accommodation, with a layout that makes particularly good use of the available space.

The main living area is notably generous, measuring approximately 22'7" x 12'4", providing ample room for both seating and dining. The kitchen is incorporated neatly into the room with a range of fitted units, integrated appliances and useful worktop space, creating a sociable yet practical arrangement.

A defining feature of the apartment is the Manhattan style bedroom. Measuring approximately 16'6" x 6'11", the sleeping area is separated from the living accommodation by sliding screens, allowing it to be opened up when desired while still providing a clear distinction between the two spaces.

The bathroom is finished in a clean contemporary style with a bath and overhead shower, wash basin and WC.

Large windows bring good natural light into the apartment, while the wood flooring and simple modern finishes give the accommodation a smart, cohesive feel.

The property also benefits from a private outdoor terrace and allocated parking.

Kensington House forms part of Park West, one of West Drayton's established modern developments. Residents benefit from landscaped communal grounds, a 24 hour concierge service and a private residents' gym. The development is also well placed for West Drayton station and the Elizabeth line, providing direct services towards Heathrow, Paddington, Bond Street, Liverpool Street and Canary Wharf.

With its distinctive layout, generous living room and convenient location, the apartment would make an excellent first purchase, London base or investment property.

Additional information

Tenure: Leasehold

Local authority: London Borough Of Hillingdon

Council Tax Band: C

Current EPC Rating: C

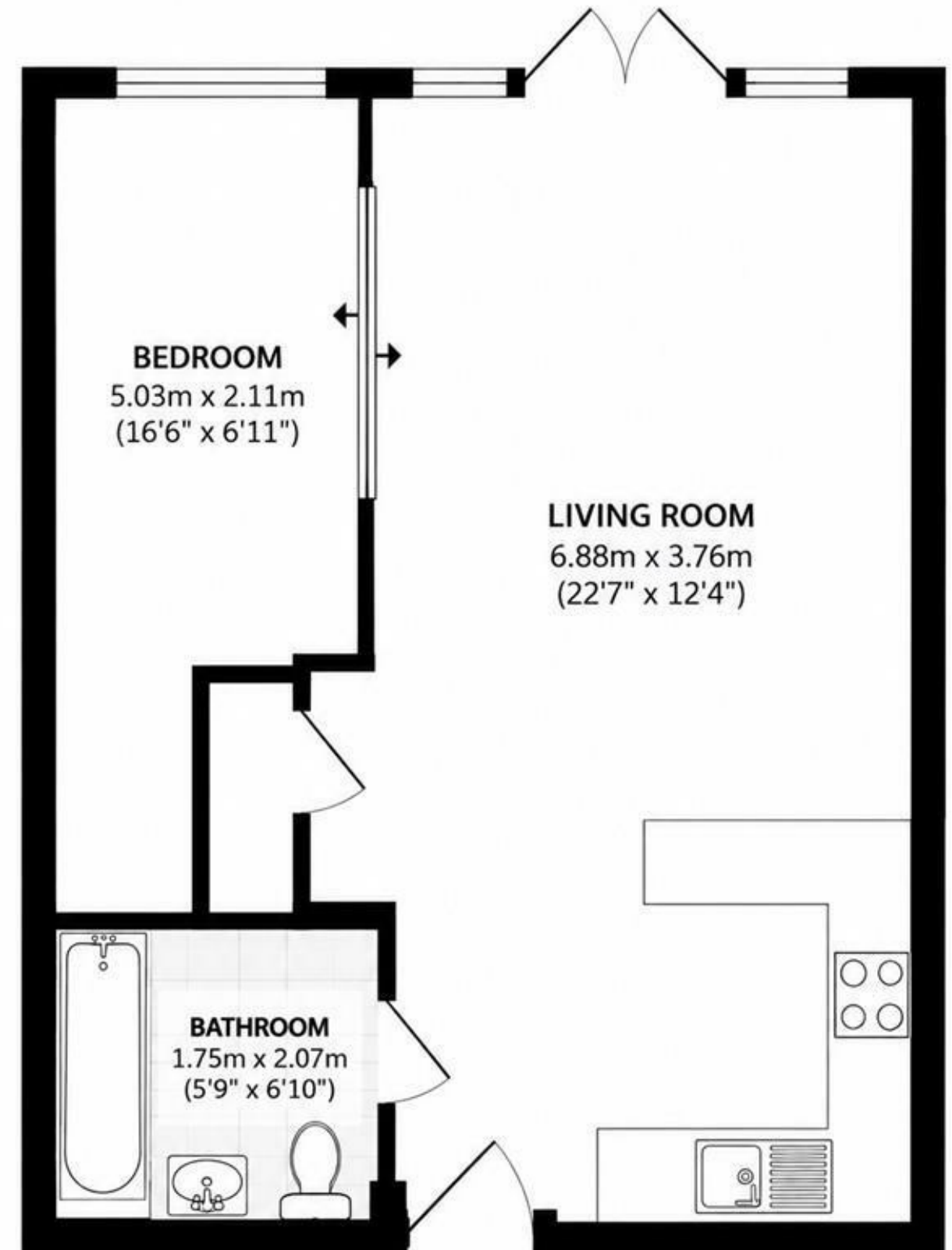
Lease: 980 Years Remaining

Service Charge: £2,004 Per Annum

Ground Rent: £200 Per Annum

GROUND FLOOR

APPROX. 43.7 SQ. METRES (470 SQ. FEET)



TOTAL FLOOR AREA: 43.7 SQ. METRES (470 SQ. FEET) APPROX.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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